

MINUTES

**CITY OF IMPERIAL BEACH
CITY COUNCIL
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY
IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY**

JUNE 3, 2015

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

REGULAR & CLOSED SESSION MEETINGS – 6:00 P.M.

REGULAR MEETING CALL TO ORDER

Mayor Dedina called the Regular Meeting to order at 6:00 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Patton, Bragg, Spriggs (arrived at 6:05 p.m.)
Councilmembers absent:	None
Mayor Present:	Dedina
Mayor Pro Tem Present:	Bilbray
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald, Assistant City Manager Wade, Senior Planner Foltz, City Planner Nakagawa, Public Works Director Levien, Administrative Services Director Bradley, Building Official Jack Holden, Environmental Program Manager Helmer

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Dedina.

AGENDA CHANGES

None.

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES

Councilmember Patton reported on his attendance at the last SANDAG Board meeting.

Councilmember Bragg reported on her attendance at the Chamber of Commerce networking breakfast. She reminded everyone that Thursday June 4th is the 65th graduation ceremony at Mar Vista High School.

Mayor Dedina thanked Sheriff's Lieutenant Brown and his staff for their service and for the reduction in the crime rate. He commented on the Memorial Day event sponsored by the local American Legion and Veterans of Foreign Wars. He attended a Bike Across the Border event sponsored by SANDAG. He announced that Supervisor Cox will be presenting the design for the new Library on June 16th at 6:30 p.m. He announced the following upcoming events: the City of San Diego Palm Ave. Revitalization Plan Workshop, Sheriff's Coffee with the Community, IB Firefighters and Lifeguards will have cars at the 2015 San Diego County Fair Demolition Derby, Movie Night at the Pier, and Global Wellness Day at Pier South. He also participated at a press conference on water conservation at Cuyamaca College and commented on the drought situation in regards to Imperial Beach.

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

None.

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1-2.3)

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT CONSENT CALENDAR ITEM NOS. 2.1 THROUGH 2.3. MOTION CARRIED UNANIMOUSLY.

2.1 MINUTES.

Approved the Regular Meeting Minutes of May 6, 2015 and the Special Budget Workshop Meeting Minutes of May 13, 2015.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 86651 through 86719 with a subtotal amount of \$832,689.61, EFT #'s 1-4 with a subtotal amount of \$10,792.01, and Payroll Checks/Direct Deposits 46526 through 46550 for a subtotal amount of \$147,089.31 for a total amount of \$990,570.93.

2.3 AT&T (APPLICANT); TIME EXTENSION FOR REGULAR COASTAL PERMIT (CP 140002), CONDITIONAL USE PERMIT (CUP 140003), DESIGN REVIEW CASE (DRC 140004), SITE PLAN REVIEW (SPR 140005), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15301 (EXISTING FACILITIES) TO CONSTRUCT A NEW A WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT SHELTER AT 800 SEACOAST DRIVE (APN 626-262-02-00) IN THE C/MU-2 (SEACOAST COMMERCIAL & MIXED-USE) ZONE. MF 1140; RESOLUTION 2015-7591. (0600-20)

City Council adopted Resolution 2015-7591, approving a six month extension for Regular Coastal Permit (CP 140002), Conditional Use Permit (CUP 140003), Design Review Case (DRC 140004), and Site Plan Review (SPR 140005), and Categorical Exemption pursuant to CEQA Guidelines 15301 (Existing Facilities) for the construction of a wireless telecommunications facility at 800 Seacoast Drive (APN 625-262-02-00).

ORDINANCES – INTRODUCTION/FIRST READING/PUBLIC HEARING (3.1)

3.1 INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2015-1151: COASTAL COMMISSION STIPULATED MODIFICATIONS TO THE ZONING IMPLEMENTATION OF THE 2013-2021 IMPERIAL BEACH HOUSING ELEMENT. MF 1060. (0610-95)

Mayor Dedina declared the public hearing open.

City Planner Nakagawa gave a PowerPoint Presentation on the item.

City Clerk Hald announced no speaker slips were submitted.

Councilmember Spriggs pointed out questionable language referring to “policies, practices and procedures”. He stated that by including this language the Coastal Commission was exceeding their jurisdiction.

City Manager Hall agreed with Councilmember Spriggs and suggested removing in Section 19.65.020 the middle reference to “the City Certified Coastal Program” and then in Section 19.02.070 to change the last phrase to “so long as the requested flexibility or waiver would not require a fundamental alteration to the City’s Certified Local Coastal Program.”

City Council discussion ensued.

City Clerk Hald read the title of Ordinance No. 2015-1151 “an Ordinance of the City Council of the City of Imperial Beach modifying, pursuant to Coastal Commission Certification Order, Ordinance No. 2014-1146 that amended Title 19 (zoning) of the Imperial Beach Municipal Code that proposed implementing Programs 12 and 13 of the 2013-2021 (5th cycle) Housing element. MF1060”.

Without dissension from City Council, Mayor Dedina closed the public hearing.

MOTION BY SPRIGGS , SECOND BY PATTON, TO WAIVE FURTHER READING IN FULL OF ORDINANCE NO. 2015-1151 WITH THE CHANGES PROPOSED BY CITY MANAGER HALL AND SET THE MATTER FOR ITS SECOND READING AND ADOPTION AT THE NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING. MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARINGS (4.1)

4.1 KEGEL (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE PARCEL MAP (TPM 140027), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN FILL DEVELOPMENT) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL UNIT(S) AT 951 DRIVE (APN 625-352-23-00). MF 1149. (0600-20)

Mayor Dedina declared the public hearing open.

Senior Planner Foltz gave a PowerPoint presentation, highlighting three design alternatives the applicant provided at the suggestion of City Council at the previous meeting. The alternatives were submitted as a last minute agenda information.

City Clerk Hald announced no speaker slips were submitted.

In response to Councilmember Patton’s concerns about shade and privacy Mr. Kegel stated shade would be provided by the tinted glass and electrical window shades which would be drawn at night for privacy. He expressed his commitment to upkeep the landscaping and responded to Councilmember Patton’s concerns regarding lighting and rust prevention.

Councilmember Spriggs stated that Mr. Kegel responded very well to Council’s previous suggestions. City Council should trust Mr. Kegel’s judgement on what is the best option.

Mr. Kegel favored the original design or Alternative 3 with the wood on the front replaced by copper (which is the same as 2a with wood on the side and copper in the front). Regarding the types of businesses he had in mind, Mr. Kegel stated some type of deli or something where the public can come in and sit and enjoy the view. An exhaust for a kitchen and grease trap will be provided in case a restaurant goes in. He stated each unit will have a separate roof area and his unit will be a 3 bedroom unit.

Councilmember Spriggs stated he would agree with whichever option Mr. Kegel thought was best.

Upon review of the nighttime rendering Senior Planner Foltz commented that some of the lighting is undetermined because it depends on the Seacoast Aesthetic Plan and the commercial units that will be coming in.

Councilmember Bragg stated she favored Alternative 2a with the copper on the front.

Discussion ensued regarding the light pole in the middle of the sidewalk. Assistant City Manager Wade suggested, because of prior experience with the construction of the hotel, that they consider not just moving the light pole but making it shorter due to safety concerns.

Mayor Dedina stated there is consensus as far as finding an alternative for the light pole.

Councilmember Patton commented he favored Alternative 2a which is the wood on the side with the copper on the front.

Councilmember Bilbray supported the original design of the rooftop and he stated the developer should be given full realm of the four options given.

Without dissension from City Council, Mayor Dedina closed the public hearing.

Upon Mayor Dedina's request, Senior Planner Foltz clarified that Alternative 2a is the alternative with wood on the side of the building and copper in the front. The wood on the side matches the wood on the lighthouse portion.

MOTION BY PATTON, SECOND BY SPRIGGS, TO ADOPT RESOLUTION NO. 2015-7577, ALTERNATIVE 2A AS DISCUSSED BY THE COUNCIL, APPROVING REGULAR COASTAL PERMIT (CP 140023), CONDITIONAL USE PERMIT (CUP 140024), DESIGN REVIEW CASE (DRC 140025), SITE PLAN REVIEW (SPR 140026), AND TENTATIVE PARCEL MAP (TPM 140027) FOR THE DEMOLITION OF ONE EXISTING RESIDENTIAL UNIT AND THE CONSTRUCTION OF A NEW, MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE APPROXIMATELY 2,118 SQUARE FEET OF COMMERCIAL/RETAIL SPACE AT 951 SEACOAST DRIVE (APN 625-352-23-00). MOTION CARRIED UNANIMOUSLY.

REPORTS (5.1-5.4)

5.1 APPROVAL OF ELM AVENUE STREET IMPROVEMENT PLAN. (0720-10)

Public Works Director Levien gave a PowerPoint presentation on the item.

City Manager Hall stated staff is seeking feedback from Council as to the aesthetic portion of the project. Once it is approved they would start designing the project and have better 3 dimensional drawings at that time.

Councilmember Spriggs suggested that Public Works Director Levien continue with a more in depth presentation so that the public would be better informed before taking any public comments.

Councilmember Bilbray stepped out of the Council chambers at 7:13 p.m. and returned at 7:14 p.m.

Jerry Quinn, who stated he was the appointed representative for the residents on Elm Ave., commented that they agree with most of the design except for some of the wording around the compass and he voiced the resident's concerns with parking issues and the way the parents line up when picking up their kids from school. Additional Speaking time donated by Christine Phillips.

In response to Councilmember Patton's questions Public Works Directory Levien stated there is no plan to resurface Connecticut Street and the presented design is a result of many meetings with the community. He stated the raised tables are for traffic calming purposes and the speed limit is 25 mph. With regards to parking issues, he stated the school administration would do everything in their power to have staff park in the provided parking lot. He also responded to Councilmember Bragg's questions regarding the curbs, the height of the raised tables, all-way stop signs, traffic flow, and the length of the project.

Councilmember Bragg requested that Chris Brown do her best to encourage staff to park in the parking lot.

Councilmember Spriggs left Council Chambers at 7:40 p.m. and returned at 7:43 p.m.

Councilmember Bilbray cautioned against adding more stop signs due to the State mandate on reducing carbon dioxide emissions.

Councilmember Spriggs commented on two major concerns which are traffic flow and whether the created areas will be used. He spoke about using Community Service Officers to help with traffic flow the first week. He also spoke about the parking issues at Mar Vista High School.

Public Works Director Levien stated there is ample parking on the school site. The school has agreed to address the issue of getting students and teachers to use the parking lot.

Mayor Dedina commented that this has been a collaborative process which included the school district as well as the community. Elm Ave. is a very awkward street and this is a good solution as far as the aesthetics and safety. He suggested finding more creative solutions to the parking issue including encouraging students to walk or ride their bikes.

MOTION BY BRAGG, SECOND BY SPRIGGS, TO PROCEED WITH THE PROPOSED PLAN AS OUTLINED. MOTION CARRIED UNANIMOUSLY.

Councilmember Bilbray left Council Chambers at 8:01 and returned at 8:03.

5.2 FISCAL YEAR 2016 & FISCAL YEAR 2017 BUDGET. (0330-30)

Administrative Services Director Bradley reported on the item. He commented on the previous presentations of the budget at the Open Air Open House and the Budget Workshop. He reviewed changes that have been made to the budget since the Budget Workshop.

At the request of Councilmember Spriggs he gave an overview of IB's finances noting that the City has no debt and they are able to match their operating expenses with operating revenue. The City has solid sources of income, the general fund has sources of revenue that will continue to grow and there is development occurring which will also provide revenue which will offset rising costs.

City Clerk Hald announced no speaker slips were submitted.

Councilmember Bragg stated grants are not factored into the budget.

Administrative Services Director Bradley stated there are grants being applied for and if received the budget will be adjusted to reflect that. He also noted the reserves that the City has on hand and continued to report on the item.

Councilmember Patton thanked Administrative Services Director Bradley for doing a great job and stated he is proud to be a citizen of Imperial Beach.

Mayor Dedina commented that it's great to see the media applauding Imperial Beach for being transparent and having a very readable and easy to follow budget even though it's a complex budget. The Open Air Open House was a brilliant idea in reaching out to the community.

5.3 CODE COMPLIANCE PRESENTATION. (0470-95)

Building Official Holden gave a PowerPoint presentation on the item.

Councilmember Patton thanked staff and community volunteers for all their hard work.

Councilmember Spriggs commented on the different points presented and suggested holding a discussion on how to prioritize the points shown in the presentation.

Margaret Williamson commented she lives across the street from a home that has been in terrible disrepair, she complemented staff on their hard work trying to correct the issue and she encouraged the City to move forward with this situation.

Assistant City Manager Wade stated this is an ongoing case, only as a last option do they come before the Council to seek action and this will be the case in this situation.

Councilmember Bragg expressed support for a workshop. She suggested re-implementing the Homefront Beautification Contest with IB Beautiful. She reiterated Councilmember Spriggs suggestion for another Clean and Green project. She commented on the need to be uniform with the enforcement on businesses.

Mayor Dedina commended staff on the improvements to the community and praised them for

the revitalization of City Hall offices. He spoke on the need to keep engaging the community and looking into fundraising to help pay for extra staff or help with any project. He commented on the need to treat everyone fairly.

Assistant City Manager Wade commented that current staff couldn't be a better fit for the City. He stated in the past code enforcement items were always on City Council agendas and to be able to now get 98 percent compliance is attributed to staff.

There was consensus of City Council to give City Manager Hall direction to organize a workshop to discuss Code Compliance in greater detail.

5.4 ADOPTION OF RESOLUTION NUMBER 2015-7588 ACCEPTING THE IMPERIAL BEACH JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM AND RESCISSION OF 2008 JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM, RESOLUTION 2015-7589 ACCEPTING THE SAN DIEGO BAY WATER QUALITY IMPROVEMENT PLAN, AND RESOLUTION 2015-7590 ACCEPTING THE TIJUANA RIVER WATER QUALITY IMPROVEMENT PLAN AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN AND FORWARD THESE DOCUMENTS TO THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE REGIONAL STORM WATER PERMIT R9-2013-0001. (0230-70 & 0770-65)

Environmental Program Manager Helmer gave a PowerPoint presentation on the item. Upon Mayor Dedina's suggestion, he also gave an overview of the Stormwater Management Plan and he elaborated on the Tijuana River with regards to international relations at the request of Councilmember Spriggs.

City Clerk Hald announced no speaker slips submitted.

Mayor Dedina commended Environmental Program Manager Helmer on his knowledge, recommendations and collaboration with other agencies to help reduce beach closures. He commented that Imperial Beach is in a position of leadership on these issues.

Councilmember Spriggs commented that Ed Drusina the US Commissioner for IBWC will be present at the IBWC meeting later this month and it would be in the City's best interest to get some public comments from leadership and people involved so he can continue to see these kinds of concerns.

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION NUMBER 2015-7588 ACCEPTING THE IMPERIAL BEACH JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM AND RESCISSION OF 2008 JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM, RESOLUTION 2015-7589 ACCEPTING THE SAN DIEGO BAY WATER QUALITY IMPROVEMENT PLAN, AND RESOLUTION 2015-7590 ACCEPTING THE TIJUANA RIVER WATER QUALITY IMPROVEMENT PLAN AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN AND FORWARD THESE DOCUMENTS TO THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE REGIONAL STORM WATER PERMIT R9-2013-0001. MOTION CARRIED UNANIMOUSLY.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

ADJOURN REGULAR MEETING

Mayor Dedina adjourned the regular meeting at 8:58 p.m.

CLOSED SESSION MEETING CALL TO ORDER

Mayor Dedina called the Closed Session meeting to order at 8:59 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Patton, Bragg, Spriggs
Councilmembers absent:	None
Mayor Present:	Dedina
Mayor Pro Tem Present:	Bilbray
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald

MOTION BY BILBRAY, SECOND BY PATTON, TO ADJOURN INTO CLOSED SESSION AS NOTED ON THE AGENDA. MOTION CARRIED UNANIMOUSLY.

CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code section 54957.6:

Agency Designated Representatives: City Manager, City Attorney, Assistant City Manager, Human Resources Manager, Administrative Services Director

Employee Organizations: Imperial Beach Firefighters' Association (IBFA), Local 4692
Service Employees International Union (SEIU), Local 221

Unrepresented Employees: Confidential, Mid-management, Management

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code section 54957

Title: City Attorney

Mayor Dedina adjourned the meeting into Closed Session at 9:00 p.m. and he reconvened the meeting to Open Session at 10:03 p.m.

RECONVENE AND ANNOUNCE ACTION

Reporting out of Closed Session, City Attorney Lyon announced City Council discussed Closed Session Item Nos. 1, and 2, City Council gave direction and no reportable action was taken.

ADJOURN CLOSED SESSION

Mayor Dedina adjourned the Closed Session meeting at 10:04 p.m.

_____/s/
Serge Dedina
Mayor

_____/s/
Jacqueline M. Hald, MMC
City Clerk